

## **CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.:** Final Plat No. 00028  
Long View Estates

**Date:** June 19, 2001

**PROPOSAL:** Lyle Loth, of ESP, on behalf of Long View Estates, Inc., has requested a final plat of 26 lots.

### **GENERAL INFORMATION:**

**APPLICANT:** Lyle Loth, ESP  
4910 Normal Blvd.  
Lincoln, NE 68506

**OWNER:** Long View Estates, Inc.  
c/o Hub Hall  
2300 S. 48<sup>th</sup> St., Suite 2  
Lincoln, NE 68506

**LOCATION:** SW 40<sup>th</sup> St. and W. Van Dorn St.

**LEGAL DESCRIPTION:** Lots 15 and 16, Irregular Tracts in the Southeast Quarter; and the Northeast Quarter of the Southeast Quarter of Section 31, Township 10 North, Range 6 East of the 6<sup>th</sup> P.M., Lancaster County, Nebraska

**REQUESTED ACTION:** Approval of a final plat

**EXISTING ZONING:** AGR Agricultural Residential

**SIZE:** 157.2 acres, more or less

<b>HISTORY:</b>	<b>December 6, 1999</b>	City Council approved Comprehensive Plan Conformance No. 99010 for a conservation easement over Outlots A, B, C, and D on the Long View Estates Preliminary Plat and Community Unit Plan
	<b>December 20, 1999</b>	City Council approved Special Permit No. 1790, Long View Estates Community Unit Plan
	<b>December 29, 1999</b>	City Council approved Preliminary Plat No. 99022, Long View Estates

**ANALYSIS:** This final plat is largely in conformance with the approved Preliminary Plat and Community Unit Plan.

The County Engineer notes that SW 47<sup>th</sup> St has been shifted 200' east from the location shown on the approved Preliminary Plat due to an existing power pole. They have no objection to this modification.

An escrow of security fund has been created to guarantee the completion of street paving, sanitary sewers, drainage facilities, street name signs, traffic signs, and the installation of permanent markers.

There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent and all special assessment installment payments are current.

**STAFF RECOMMENDATION:**

Approval

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Jason Reynolds  
Planner

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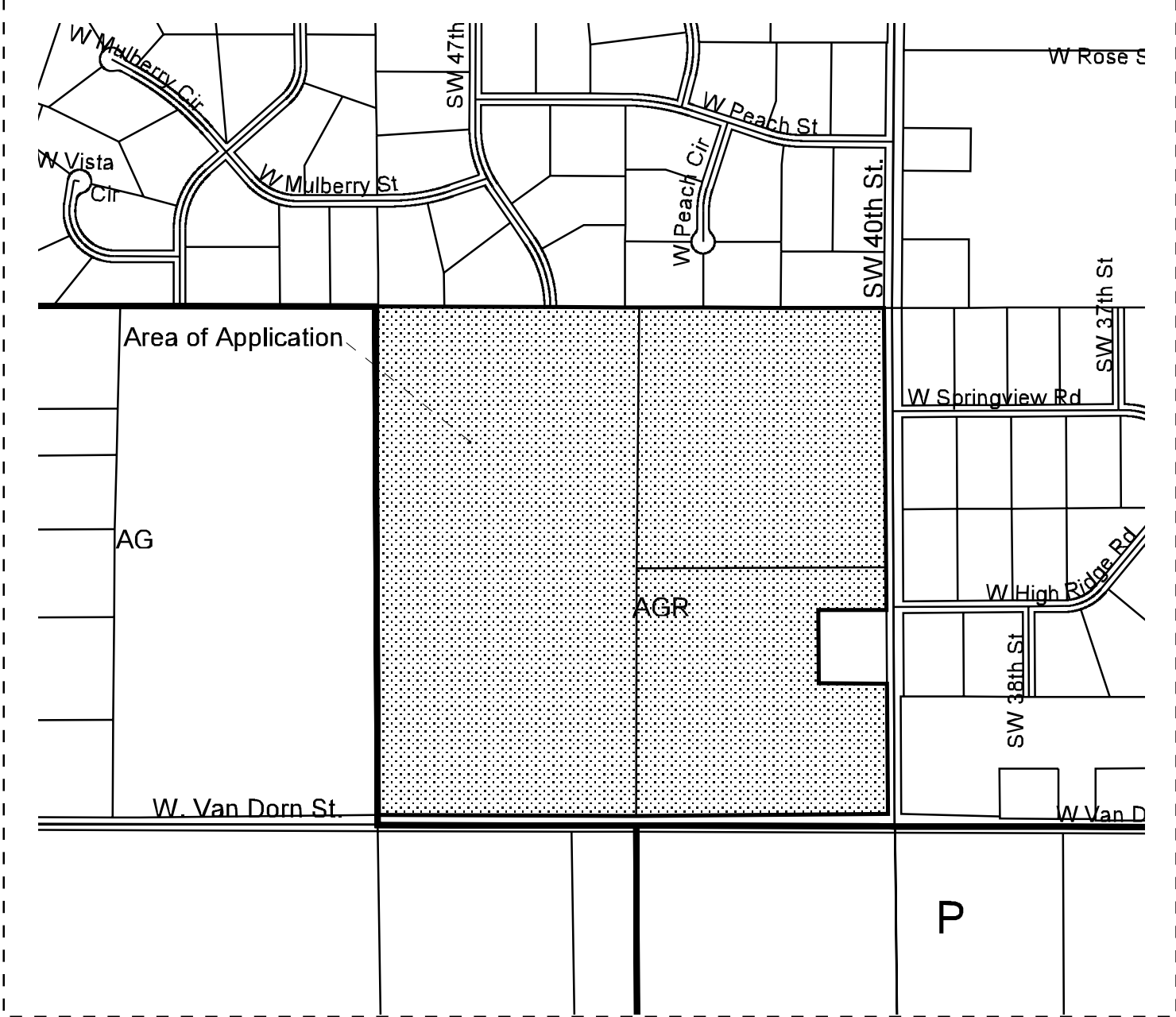


**Final Plat #00028**  
**Long View Estates**  
**SW 40th & W Van Dorn**

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Date: \_\_\_\_\_

Photograph Date: 1997

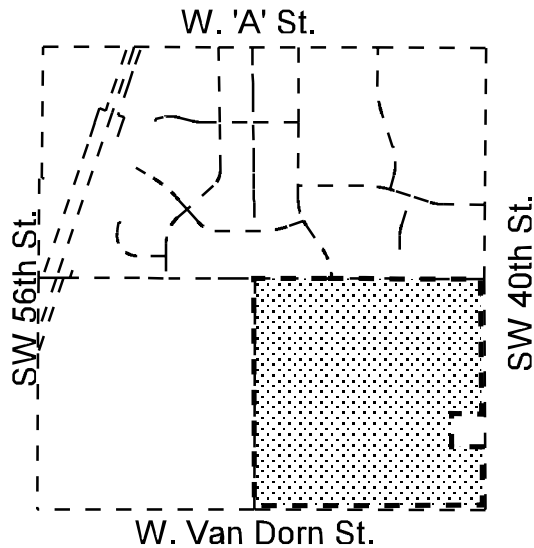
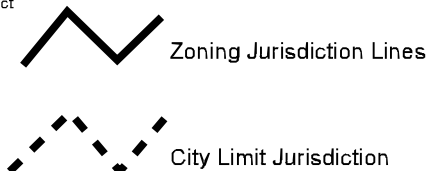


# **Final Plat #00028** **Long View Estates** **SW 40th & W Van Dorn**

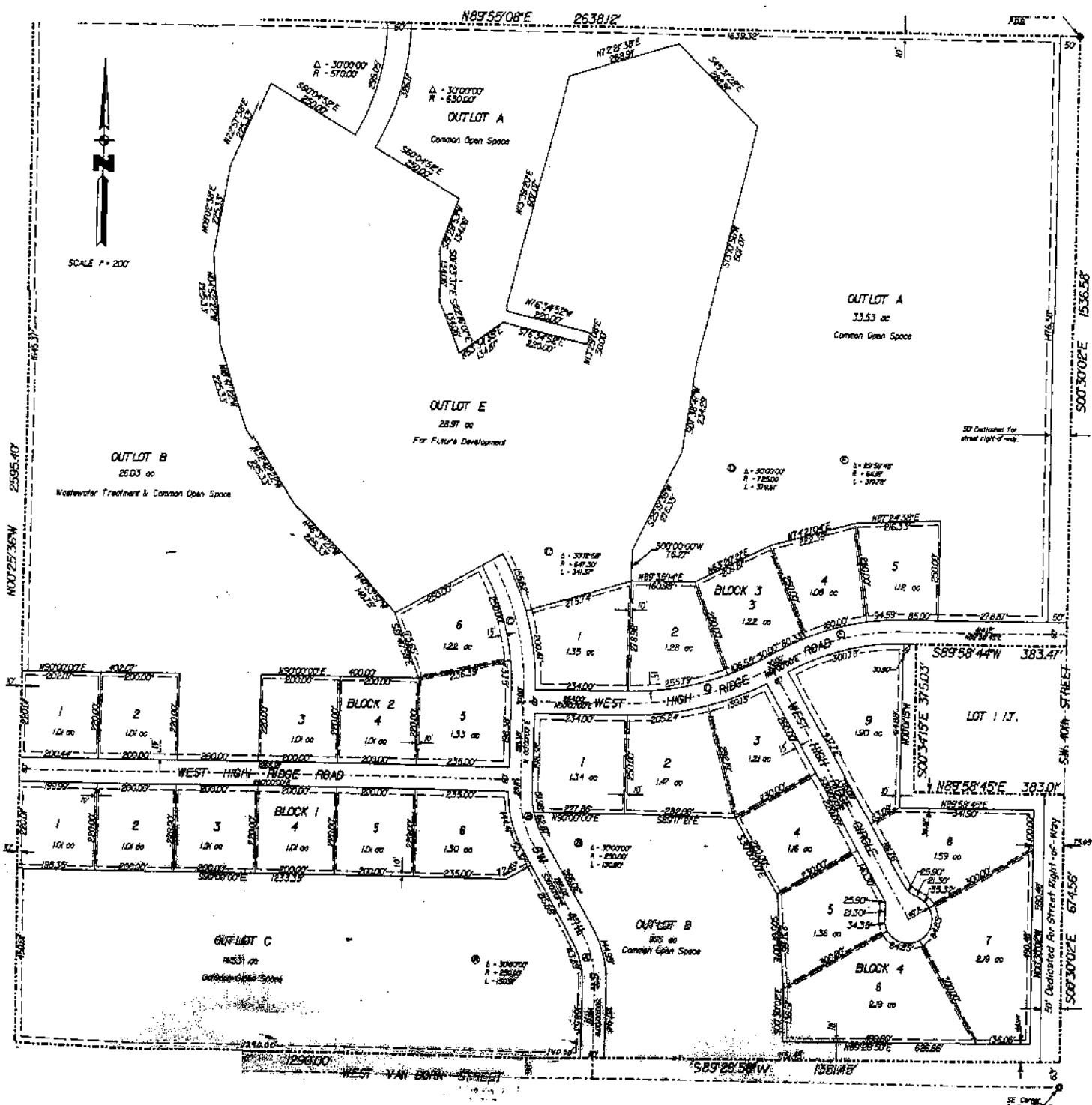
## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 31 T10N R6E



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Lancaster

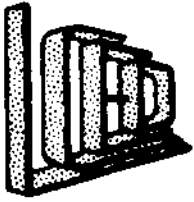
DON R. THOMAS - COUNTY ENGINEER


County

Engineering

Department

DEPUTY - LARRY V. WORRELL  
COUNTY SURVEYOR



**DATE:** October 4, 2000  
**TO:** Rick Houck  
Planning Department  
**FROM:** Larry V. Worrell   
County Surveyor  
**SUBJECT:** LONGVIEW ESTATES

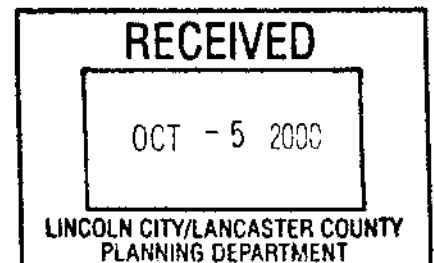
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Due to the location of an existing power pole on the north side of West Van Dorn Street, the engineer for subject development requested shifting SW 47<sup>th</sup> Street 200.00' east from the location shown on the approved Preliminary Plat.

This office has no objection to this modification.

cc: Dennis Bartels, Public Works

LWW/DP/cm  
SUBDIV.WK/Power Pole.Mem





INTER-DEPARTMENT COMMUNICATION

DATE July 26, 2000

TO Rick Houck, City Planning

FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN #26S-46W

Attached is the Final Plat for Long View Estates.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements on the Outlots, as indicated. Also, please note the existing 80' wide transmission line easement and that some of the 10' easements need to be changed to 15'.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

*Sharon Theobald*

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

